

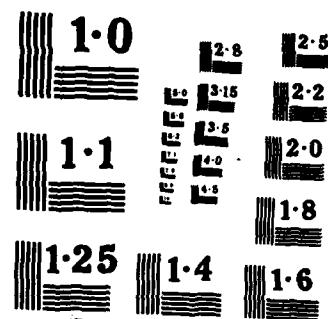
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ST. JULIENS CREEK OCEAN CONSTRUCTION EQUIPMENT INVENTORY 1/1
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ST. JULIENS CREEK
OCEAN CONSTRUCTION
EQUIPMENT INVENTORY
SUPPORT FACILITY
FIVE-YEAR PLAN SUPPLEMENT A

FPO-1-84 (33)

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Review of the facility was performed in December 1983.

This supplement addresses recommendations presented in the Internal Review designated for implementation over the next five years, and incorporates changes made to the facility August 1983 to May 1984. An additional \$9,359 in FY85 OMN monies is identified to implement the recommendations proposed.

ST. JULIENS CREEK
OCEAN CONSTRUCTION EQUIPMENT INVENTORY
SUPPORT FACILITY
FIVE YEAR PLAN

SUPPLEMENT A

FPO-1-84(33)

SEPTEMBER 1984

Prepared For

Chesapeake Division
Naval Facilities Engineering Command
Washington, DC

ABSTRACT

In August of 1983 a Five Year Plan for the St. Juliens Creek Ocean Construction Equipment Inventory (OCEI) Support Facility was issued as Report No. FPO-1-83(24). Since then, some building improvements have been made and other physical improvements have been proposed. In addition, an Internal Review of the facility was performed in December 1983.

This supplement addresses recommendations presented in the Internal Review designated for implementation over the next five years, and incorporates changes made to the facility August 1983 to May 1984. An additional \$9,359 in FY85 OMN monies is identified to implement the recommendations proposed.

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1.0

INTRODUCTION

In August 1983 a Five Year Plan was developed for the Ocean Construction Equipment Inventory (OCEI) Support Facility located at the St. Juliens Creek Annex to the Portsmouth Naval Shipyard, Portsmouth, Virginia. The planning process included a Basic Facility Requirements (BFR) analysis, which was conducted according to the guidelines promulgated in NAVFAC P-80. In addition, a site assessment was performed. The findings from these activities were evaluated to determine the physical and material needs of the facility and a subsequent list of suggested repairs, modifications and additions generated. These findings and recommendations were presented in the St. Juliens Creek Support Facility Five Year Plan, Volume I, Results and Discussion, FPO-1-83-(24), August 1983 (Reference 1).

In December 1983 an Internal Review of the OCEI Facility was performed (Reference 2). A detailed examination of the physical plant and the existing OCEI transaction cycles resulted in the identification of some problem areas. Recommendations for improvements were made. This document is a supplement to the Five Year Plan. It incorporates the findings and recommendations presented in the Internal Review report into the Five Year Plan and adds the significant changes made to the facility during the period August 1983 to May 1984.

2.0

DESCRIPTION AND COSTS FOR ADDITIONAL
FACILITY REPAIRS AND MODIFICATIONS

This section details the proposed recommendations for facility improvements and modifications implemented subsequent to the August 1983 Five Year Plan. Drawings of each building and its associated grounds are provided. These drawings detail proposed floor plans, equipment arrangement and physical improvement where applicable.

Cost estimates have been provided by Norfolk area contractors and are given in dollars for the year the money is to be disbursed.

2.1

Building 43

Figure 2-1 shows the proposed floor plan with the modifications/additions as delineated in the Five Year Plan. Item number 19, fencing, is an improvement to allow storage control for electronic equipment and the proposed environmentally controlled storage area.

The estimated cost for this improvement is \$1,049 for FY85.

2.2

Building 185

Building 185 is the primary OCEI mechanical repair facility. Figure 2-2 shows the modifications made during April 1984 to enclose the Propellant Embedment Anchor Equipment. The cage area allows forklift access and is lockable.

2.3

Hardstand Area

A proposed security improvement for the Hardstand is fencing to enclose the area. Shown in Figure 2-3 as item 15, access will be permitted via four gates.

The estimated cost for this improvement is \$8,310 for
35 and implementation is scheduled for FY85.

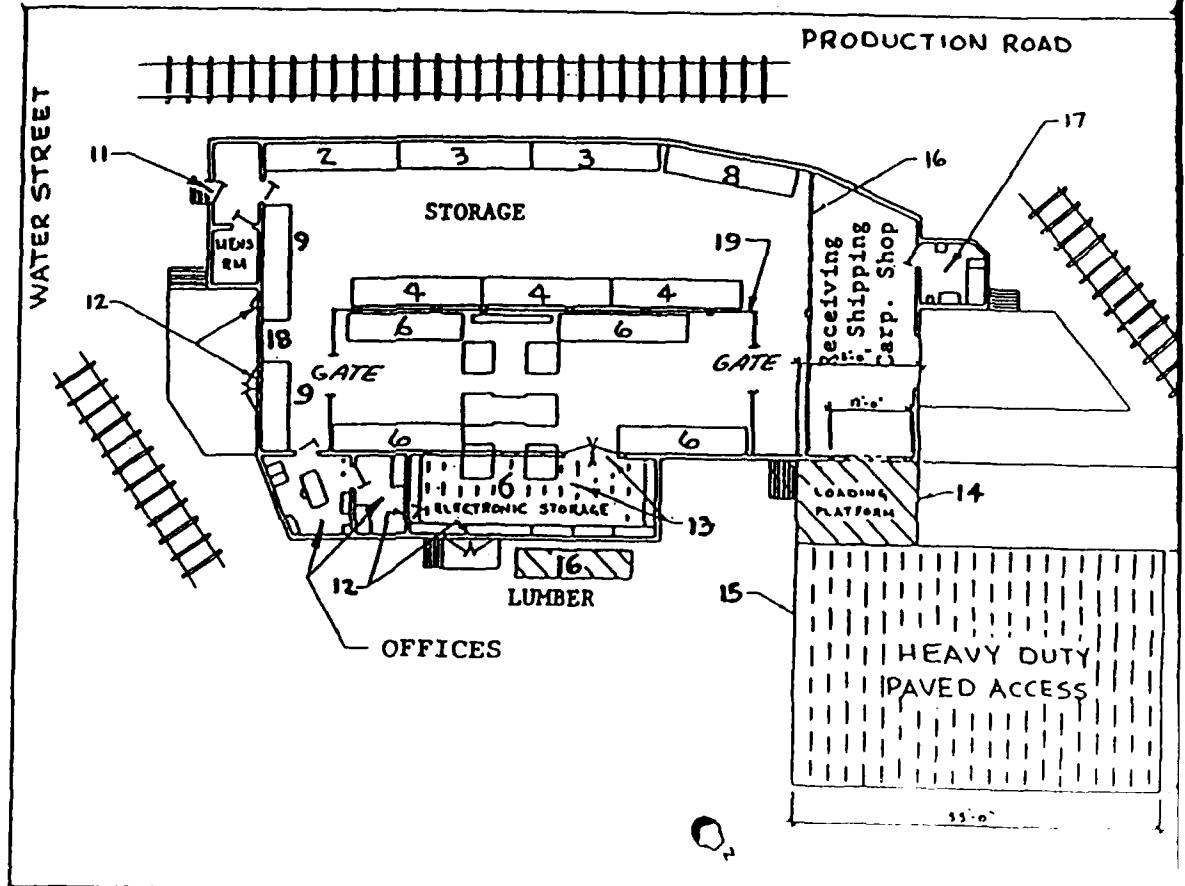
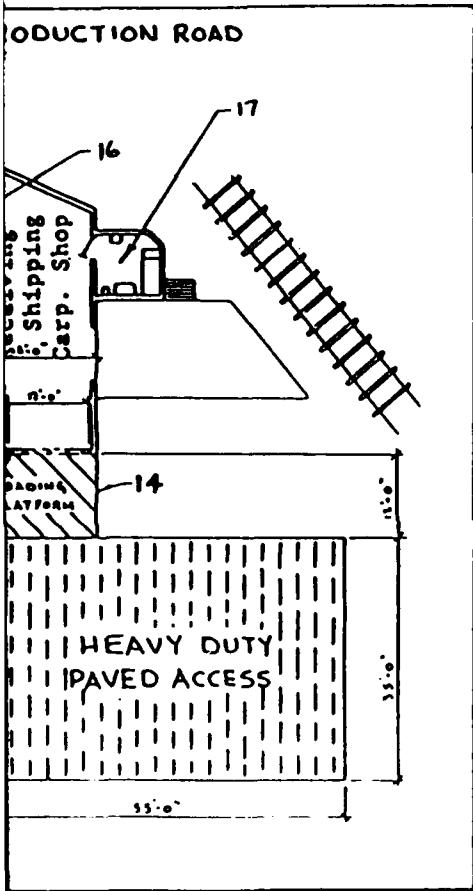


Figure 2-1: Proposed layout of Building 32 showing re-arrangement of storage, enlarged cargo door, and loading platform and stand plus environmentally controlled electronic storage, carpenter shop/shipping receiving area and covered lumber storage.



LEGEND

1. Rigging Equipment
2. Tools and Tool Spares
3. SEACON Spares
4. Consumables
5. Flammables and Bottles
6. Electronics
7. Mechanical
8. Miscellaneous
9. Empty Shelves and Pallets
10. Work Bench and Office Furniture

MODIFICATIONS/ADDITIONS

11. New Front Door
12. Walled up Doors
13. New Wall and Doors
14. New Cargo Door and Loading Platform
15. New Hardstand
16. Walled off Shipping Receiving
Carpenter Shop and Covered Lumber
Storage
17. Environmental Control in Office
18. Move Main Breaker Inside
19. Security Fencing

showing re-arrangement of
loading platform and hard-
balled electronic storage,
area and covered lumber

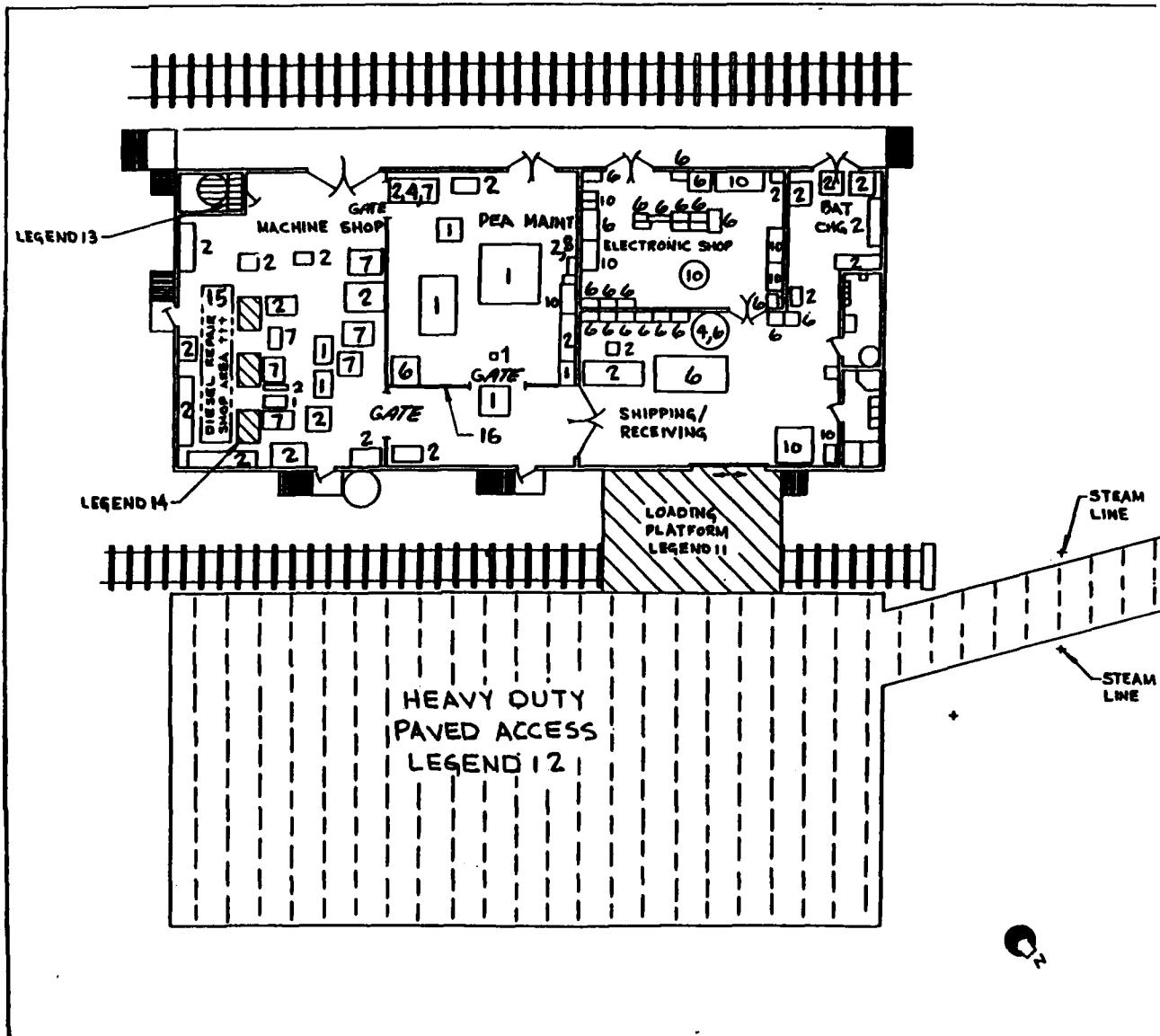
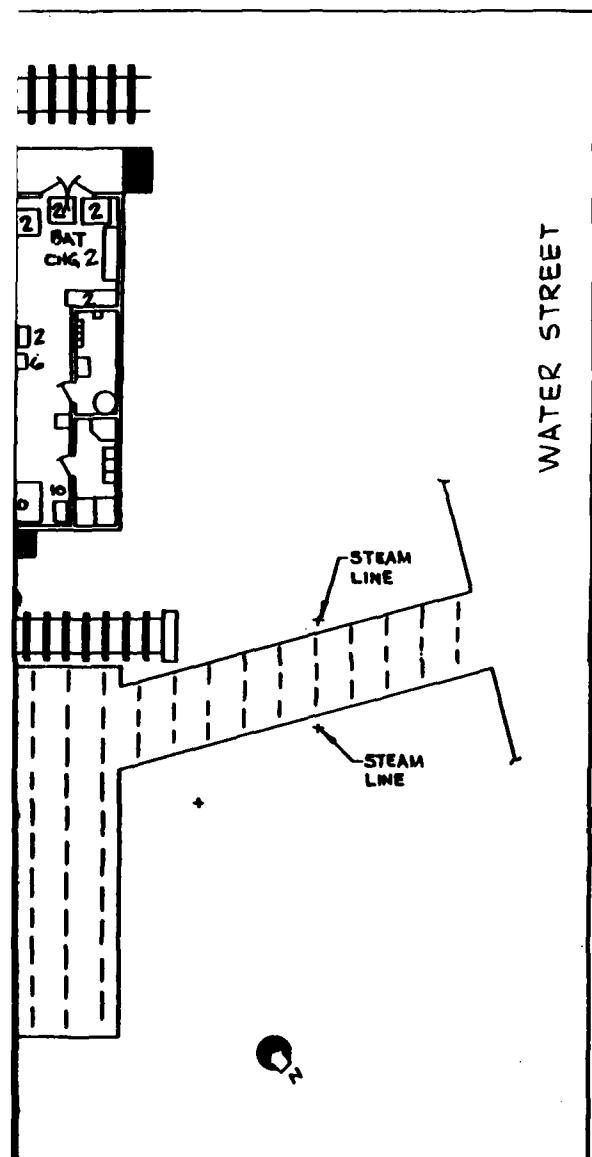


Figure 2-2: Proposed layout of building 185, first floor showing diesel/winch repair area, enlarged loading platform stand, indoor stairway and gratings on drain pits.



LEGEND

1. Rigging Equipment
2. Tools and Tool Spares
3. Seacon Spares
4. Consumables
5. Flammables and Bottles
6. Electronics
7. Mechanical
8. Miscellaneous
9. Empty Shelves and Pallets
10. Work Benches and Office Furniture

MODIFICATIONS/ADDITIONS

11. Enlarged Loading Platform
12. Enlarged Hardstand
13. Indoor Stairway
14. Drain Pit Gratings
15. Diesel/Winch Repair Area
16. PEA Fencing

FY CODE



1984 1985 1986 1987 1988

Building 185, first floor showing proposed area, enlarged loading platform and hardstand and gratings on drain pits.

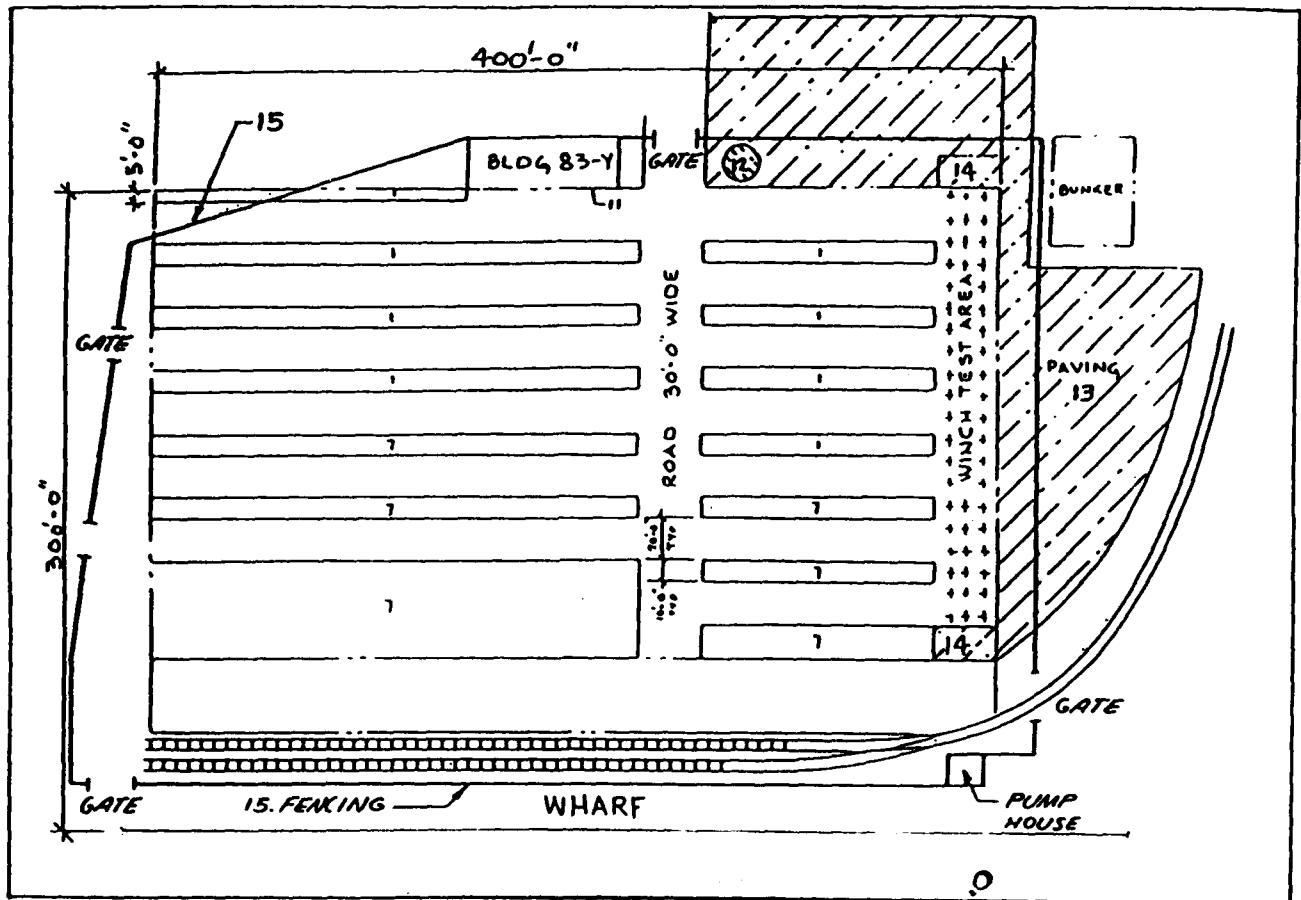


Figure 2-3: Proposed layout of the Hardstand showing re-arrangement of storage and addition of fresh water, security lighting, a winch test area and additional paving.

LEGEND

1. Rigging Equipment
2. Tools and Tool Spares
3. SEACON Spares
4. Consumables
5. Flammables and Bottles
6. Electronics
7. Mechanical
8. Miscellaneous
9. Empty Shelves and Pallets
10. Work Bench and Office Furniture

MODIFICATIONS/ADDITIONS

11. Security Lighting
12. Fresh Water
13. New Paving
14. Winch Test Area
15. Security Fencing

3.0

SUMMARY

This supplement identifies \$9,359 as required for the additional recommendations for the OCEI Facility.

Table 3-1 presents pertinent information relating to prioritization and scheduling for these improvements, incorporating the recommendations discussed in the Five Year Plan. The Table is presented with fiscal year used as the lead entry, and repairs/modifications/additions are assembled in decreasing order of priority.

The source of funds (O&MN and OPN) is identified for each item; these are centrally managed funds unless identified as "MM" (Mission Management).

Table 3-2 summarizes the Revised Estimated Annual Expenditures for OCEI Facility Components, FY84 through FY88. The revisions noted include additional electronic security fencing in Building 43, separation of the Propellant Embedment Anchor (PEA) area in Building 185 and additional security fencing for the hardstand area. Costs are given in dollars for the fiscal year in which the money is to be disbursed and calculated by applying a 4.9% escalator to the contractor estimates. This escalation is authorized by the Office of the Secretary of Defense for FY85.

The funding required to accomplish all proposed changes averages approximately \$179,000 per fiscal year and can be obtained, in part, from O&MN and OPN sources, although OPN is not available until FY87.

These recommendations are designed to rectify the facility's deficiencies and systematically upgrade the facility to meet anticipated needs. Timing of the changes becomes critical in that repeated

relocation evolutions to accommodate decision changes
will compete with daily activities of on-site personnel
or result in excess expense for contract labor.

Table 3-1

REPAIRS/MODIFICATIONS/ADDITIONS BY FISCAL YEAR
*Indicates May 1984 Revisions

Revised M

Bldg.	Item	Funding	1984	198
43	Adapt building to truck loading vs. railroad. Enlarge SW cargo door.	OMN	1,475	
	Enlarge SW loading platform	OMN	7,450	
	Provide enclosed carpenter shop	OMN	11,610	
	Heat system dangerously rusted. New 2" lines, valves and fittings.	OMN	6,70	
	Weatherstrip doors. Repair Windows	OMN	1,01	
	Replace front entry. Provide door locks.	OMN	81	
	Provide environmental control unit for northeast office.	OMN	81	
	Pave access.	OMN	12,98	
	Provide environmental control storage for electronics	OMN	16,07	
	* Provide lockable cage installation	OMN	1,04	
	Move breaker panel indoors.	OMN	2,10	
45	Inspect and analyze structural integrity	OMN	17,350	
	Install padeyes to hang salvage gear	OMN	1,73	
	Provide rack and pallet storage	OMN	7,71	

Y FISCAL YEAR

Revised May 1984

ns

Estimated Cost

Funding	1984	1985	1986	1987	1988
OMN	1,475				
OMN	7,450				
OMN	11,610				
OMN		6,700			
OMN		1,070			
OMN		810			
OMN		810			
OMN		12,980			
OMN		16,070			
OMN		1,049			
OMN		2,100			
OMN	17,350				
OMN		1,730			
OMN		7,715			

Table 3-1 (Cont'd) REPAIRS/MODIFICATIONS/ADDITIONS BY FISCAL YEAR

Bldg.	Item	Funding	1984
83-Y	Refurbish deteriorated shed on northwest end	OMN	
	Repair, replace deteriorated windows	OMN	
	Scrape peeling interior paint and repaint	OMN	
	Replace broken floor planks	OMN	
	Replace rusted out heat exchanger with 2	OMN	
	Rewire and hook up power	OMN	
	Provide loading platform and forklift ramp northeast end	OMN	19,520
	Install loading door northeast end	OMN	2,635
	Provide rack and pallet storage	OMN	4,320
	Bring power to building (200A, 3PH, 110/220 VAC)	OMN	
169-Z	Install lighting	OMN	
	Expand cargo door C	OMN	2,055
	Cut out canopy over door C for crane access	OMN	530
	Provide portable loading ramp	OMN	7,900
	Repair, replace gutters, downspouts	OMN	790
	Provide pallet racks	OMN	3,030

YEAR

Estimated Cost

	1984	1985	1986	1987	1988
			1,630		
			1,955		
			10,260		
			3,260		
			8,560		
			7,400		
	19,520				
	2,635				
	4,320				
			17,350		
			6,360		
	2,055				
	530				
	7,900				
	790				
	3,030				

2

Table 3-1 (Cont'd) REPAIRS/MODIFICATIONS/ADDITIONS BY FISCAL YEAR

Bldg.	Item	Funding	1984
185	Bring 200A, 3PH, 110/220VAC	OMN	
	Provide lighting	OMN	
	Provide forklift	OPN	
	Provide large overhead door east end of Building	OMN	
	Provide ramp and loading platform east end of Building	OMN	
	Pave access east end of Building	OMN	
	Determine safe loading capacity 1st floor	OMN	3,000
	Install vent fan to remove welding smoke and gases	OMN	880
	Upgrade electric power to 300A, 3PH, 440 VAC	OMN	5,000
	Install transformer for flexible power source	OMN	1,370
	Enlarge loading platform for truck access	OMN	15,480
	Provide benches, shelves, etc., for storage/work space Electric Shop	OMN	2,370
	Provide mini-ranger test stand	OMN	2,190
	Insulate ceiling of office	OMN	3,

BY FISCAL YEAR

Estimated Cost

Funding	1984	1985	1986	1987	1988
OMN			17,350		
OMN			9,715		
OPN				26,420	
OMN				3,020	
OMN				29,850	
OMN					47,350
OMN	3,000				
OMN	880				
OMN	5,000				
OMN	1,370				
OMN	15,480				
OMN	2,370				
OMN	2,190				
OMN		3,220			

Table 3-1 (Cont'd) REPAIRS/MODIFICATIONS/ADDITIONS BY FISCAL YEAR

Bldg.	Item	Funding	1984	1985
	Put seals on sliding doors	OMN		1
	Caulk windows and close holes	OMN		2
	Patch broken areas of floor	OMN		1
	Provide gutter, etc., over doors	OMN		1
	Remove hoist	OMN		
	Replace noisy heater	OMN		2
	Weatherstrip doors	OMN		1
	Improve equipment access and expand paved area	OMN		41
	Gutter and grate under main loading door to prevent water entry			
	Insulate walls - paint office	OMN		
	Replace poor office lighting	OMN		
	Install indoor stairway	OMN		
	Install diesel and winch overhaul shop tools and equipment	MM/OMN & OPN		
252	Install new front door to reduce heat loss and prevent water leak	OMN	768	
	Provide new windows	OMN	1,755	
	Insulate drop ceiling to reduce heat loss	OMN	1,440	

ONS BY FISCAL YEAR

Estimated Cost

Funding	1984	1985	1986	1987	1988
OMN		1,640			
OMN		2,300			
OMN		1,380			
OMN		1,835			
OMN		925			
OMN		2,760			
OMN		1,840			
OMN		41,425			
			4,810		
OMN			10,585		
OMN			8,095		
OMN			10,105		
MM/OMN & OPN				78,830	
OMN	768				
OMN	1,755				
OMN	1,440				

Table 3-1 (Cont'd) REPAIRS/MODIFICATIONS/ADDITIONS BY FISCAL YEAR

Bldg.	Item	Funding	1984
Hardstand	Insulate/panel walls	OMN	1,800
	Eliminate 1/2 men's room and open wall for more office space	OMN	3,600
	Eliminate 1/2 ladies' and cut door	OMN	3,600
	Pipe in fresh water	OMN	5,265
	Provide equipment storage huts	OMN	
	*Provide security fencing	OMN	
	Provide security lighting - floodlight east side 83-Y	OMN	
	Provide 100 ton winch bed	OMN	
	Provide A&E Services @ 6%	OMN	
	Provide two 100 ton deadmen	OPN	
	Provide A&E Services @ 6%	OPN	
	Pave additional 10,750 square feet	OMN	
	SUB TOTAL		127,183
	Estimated Administration Costs FPO-1	MM	16,845
	Manpower augmentation for managing equipment and streamlining operations	OMN	26,034
	BFR Approvals	MM	6,000
ANNUAL TOTALS			176,065

FISCAL YEAR

Estimated Cost

Funding	1984	1985	1986	1987	1988
OMN	1,800				
OMN	3,600				
OMN	3,600				
OMN	5,265				
OMN		15,200 8,031			
OMN			630		
OMN				30,215	
OMN				1,810	
OPN					45,465
OPN					2,725
OMN					104,190
	127,183	131,869	118,065	170,145	199,730
MM	16,845	17,673	18,504	19,337	20,207
OMN	26,034	25,535			
MM	6,000				
	176,065	175,077	136,569	189,482	219,937

Table 3-2

Estimated Annual Expenditures for OCEI Facility Components
FY 1984 through FY 1988

(Revised May 1984)

Bldg.	Fiscal Year					Totals
	1984	1985	1986	1987	1988	
43	\$ 20,535	\$ 41,589	\$	\$	\$	\$ 62,124
45	17,350	9,445	33,065			59,860
83Y	26,475		23,710			50,185
169Z	14,305		27,065	59,290	47,350	148,010
185	30,290	57,325	33,595	78,830		200,040
252	12,963					12,963
*Hard-stand	5,265	* 23,510	630	32,025	152,380	213,810
	\$127,188	\$123,559	\$118,065	\$170,145	\$199,730	\$737,633
Admin. Costs	16,848	17,673	18,504	19,337	20,207	92,569
Reorg. Costs	26,034	25,535				51,569
BFR Appr.	6,000					6,000
Annual Totals,	\$176,065	\$175,077	\$136,569	\$189,482	\$219,937	\$897,130

*Indicates a revised estimate

4.0

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